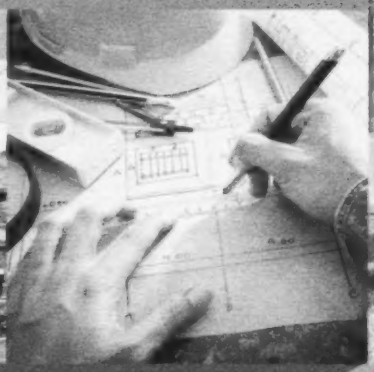
HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Saskatoon CMA

Date Released: Third Quarter 2018



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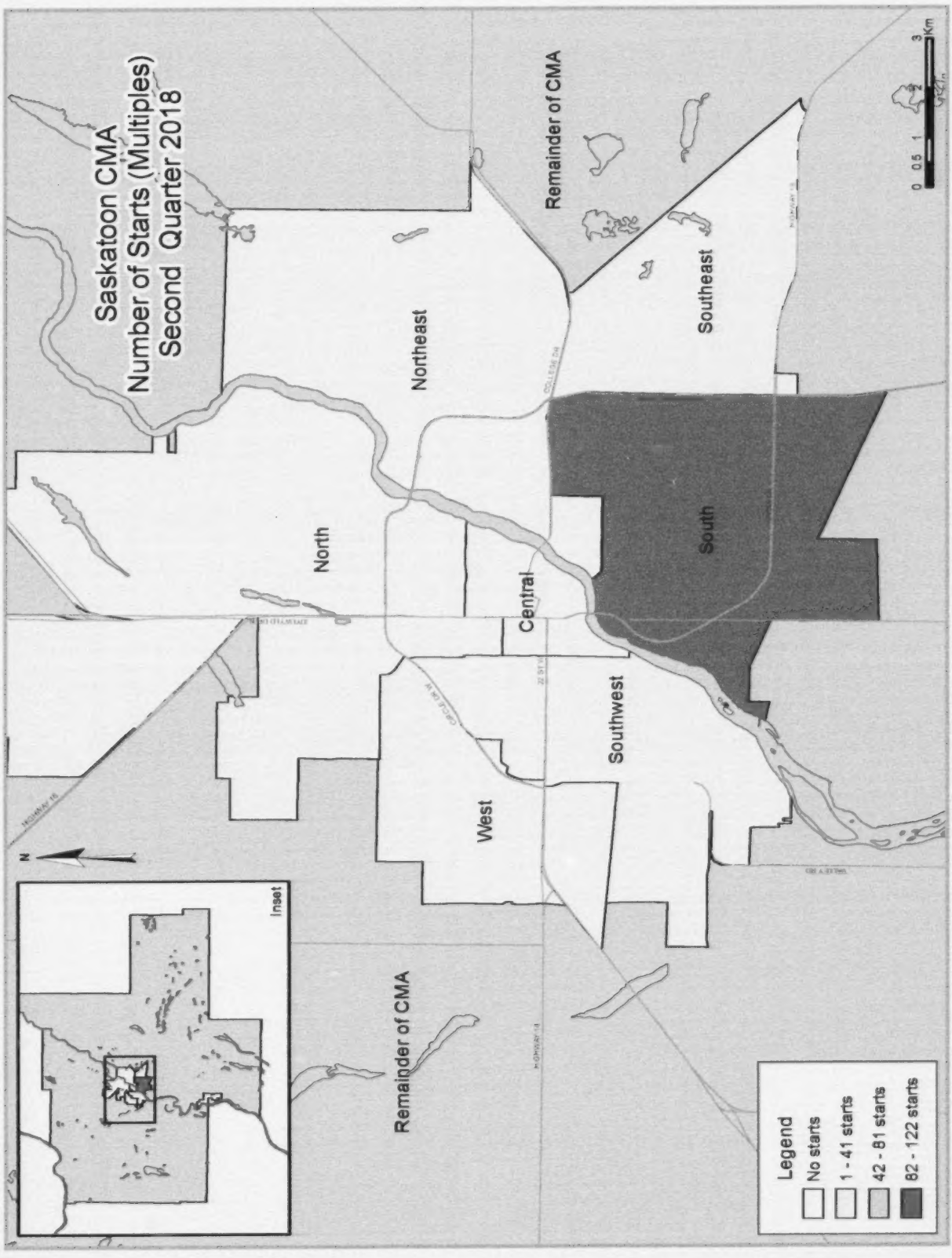
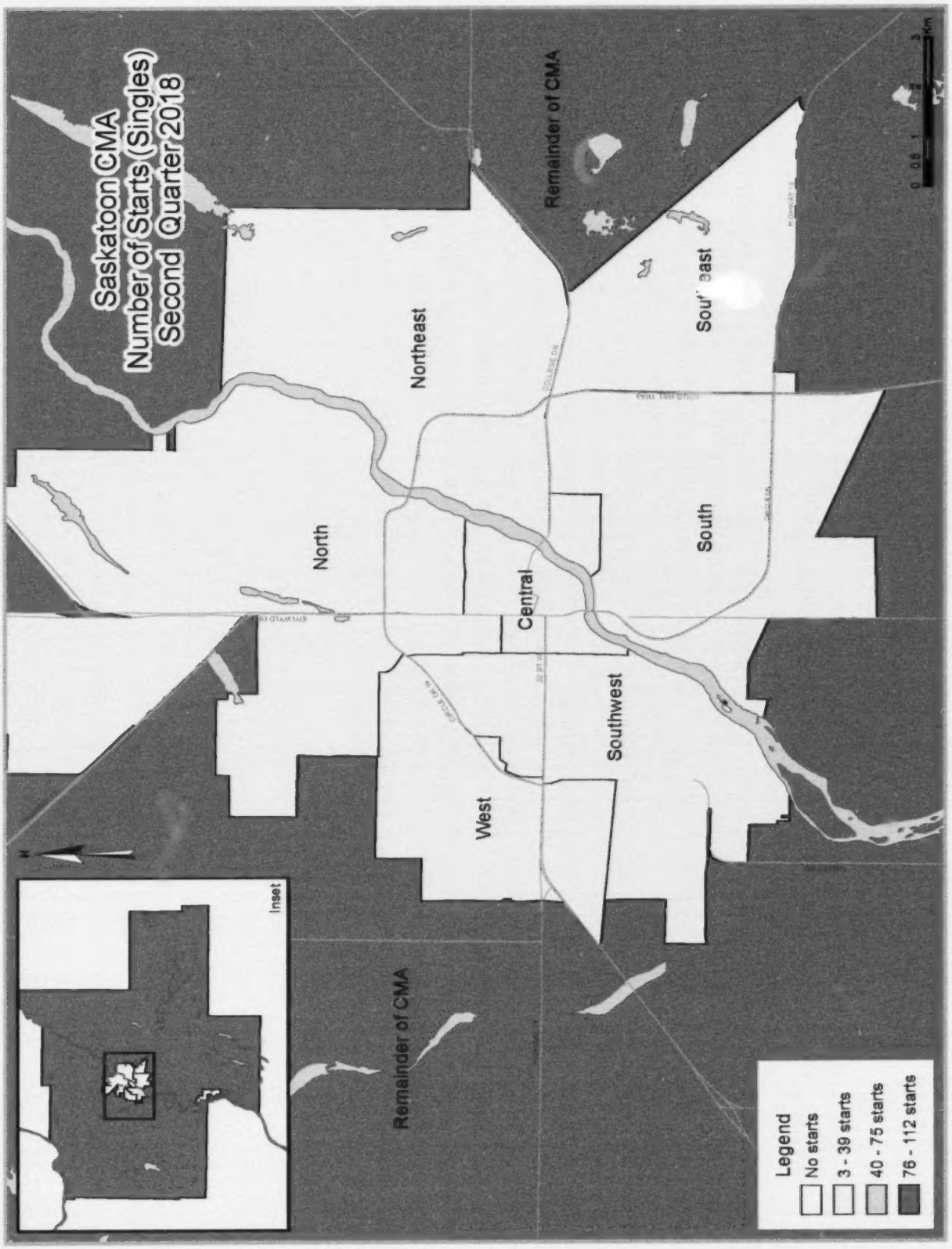
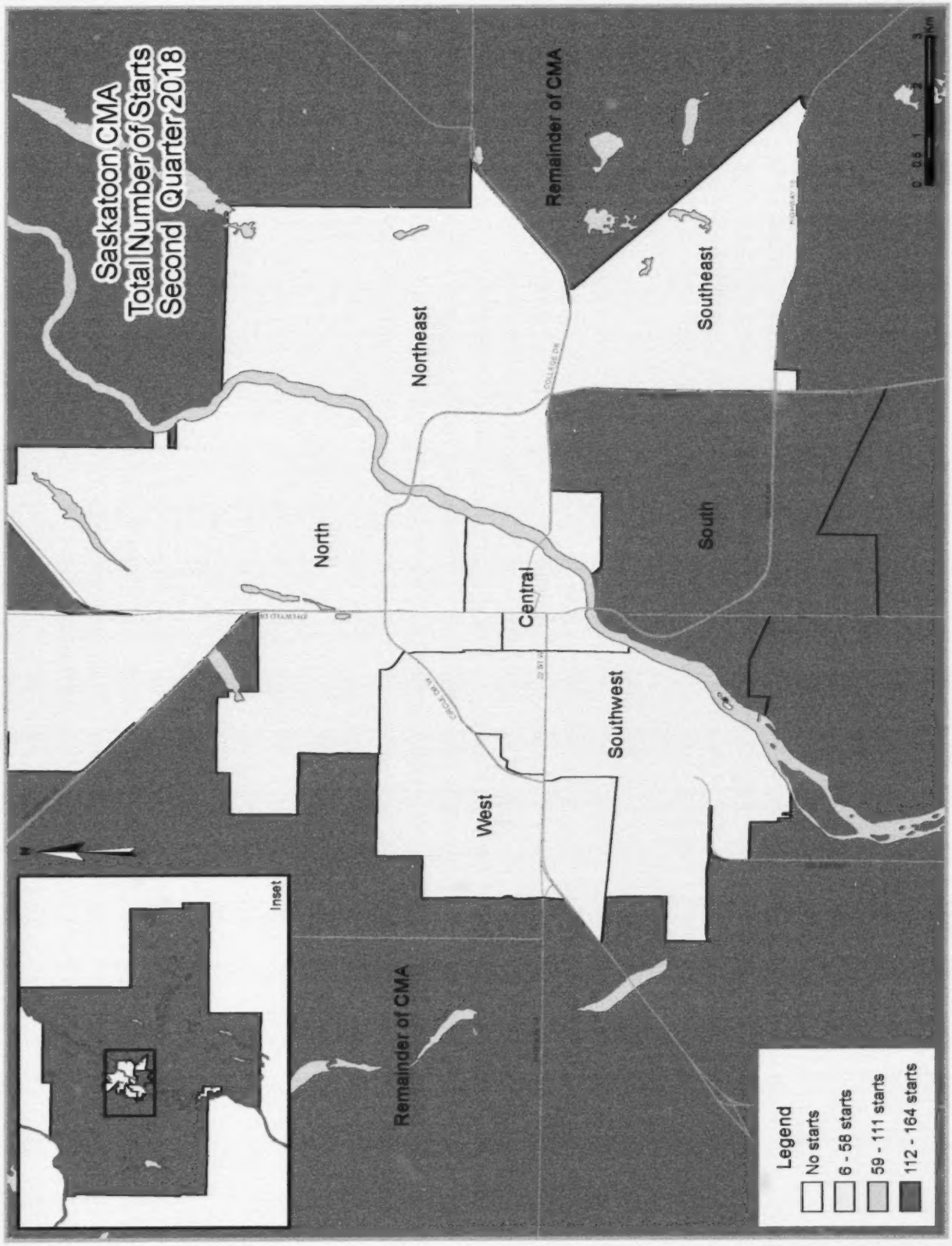
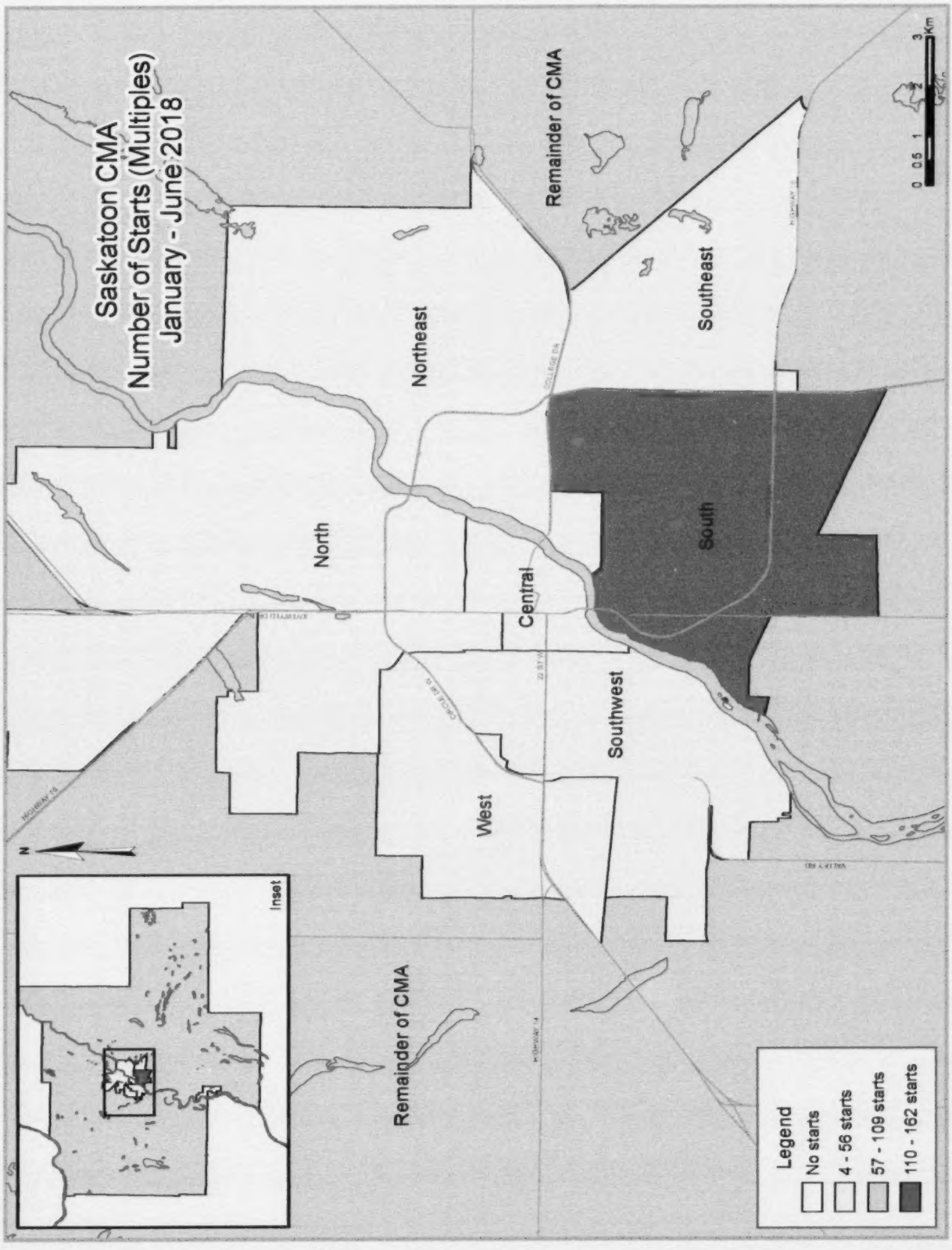
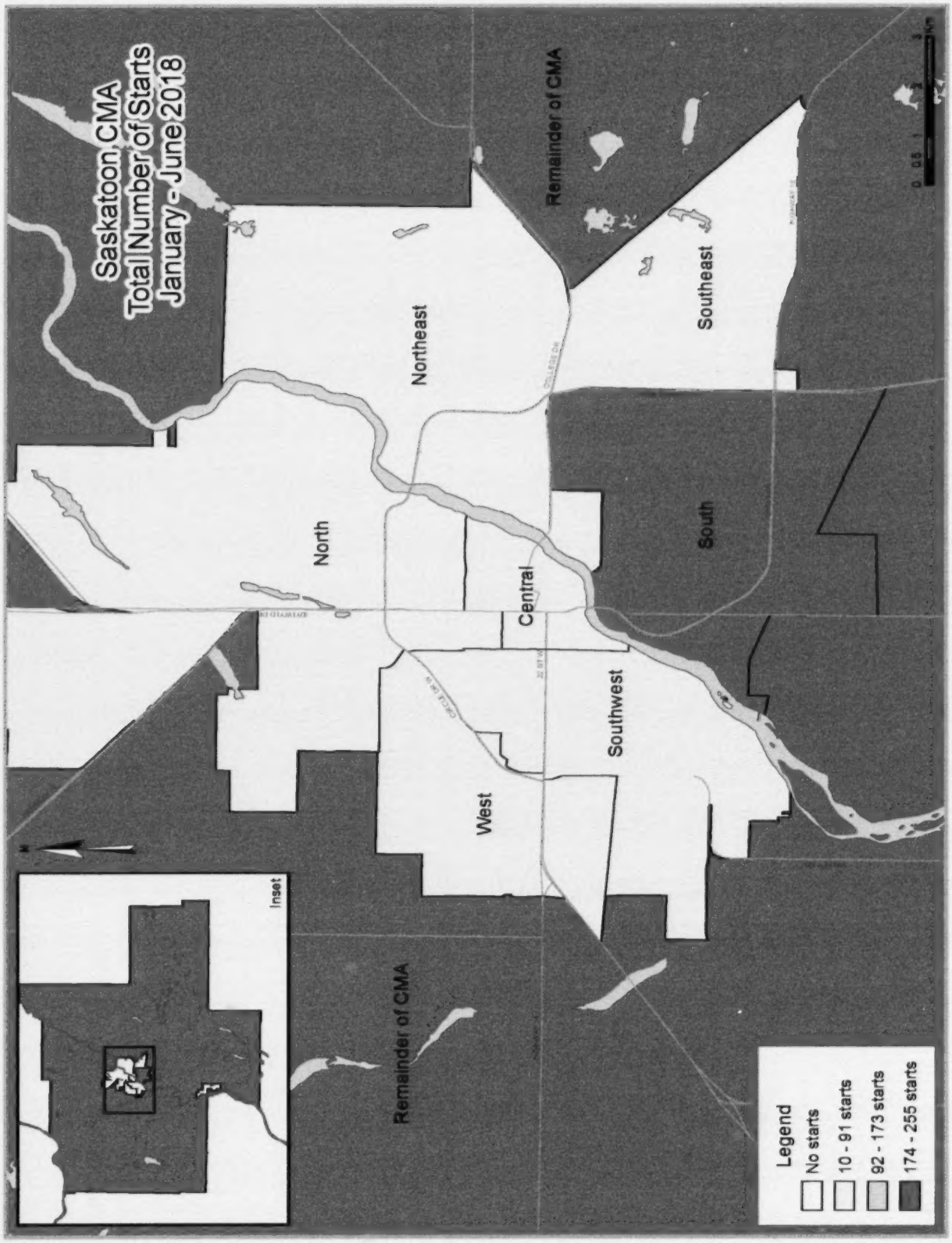

Saskatoon CMA
Number of Starts (Multiples)
Second Quarter 2018
Remainder of CMA
Northeast
Southeast
North
South
Central
Southwest
West
Remainder of CMA
Inset
N
0 0.5 1 2 3 Km
Legend
No starts
1 - 41 starts
42 - 81 starts
82 - 122 starts


Saskatoon CMA
Number of Starts (Singles)
Second Quarter 2018
North
Northeast
Remainder of CMA
Central
South
Southwest
West
Remainder of CMA
Inset
Legend
No starts
3 - 39 starts
40 - 75 starts
76 - 112 starts


Saskatoon CMA
Total Number of Starts
Second Quarter 2018
North
Northeast
Remainder of CMA
Southeast
South
Central
West
Southwest
Remainder of CMA
Inset
Legend
No starts
6 - 58 starts
59 - 111 starts
112 - 164 starts


Saskatoon CMA
Number of Starts (Multiples)
January - June 2018
Remainder of CMA
Northeast
Southeast
North
Central
South
West
Southwest
Remainder of CMA
Inset
N
0 0.5 1 2 3 Km
Legend
No starts
4 - 56 starts
57 - 109 starts
110 - 162 starts


Saskatoon, CMA
Total Number of Starts
January - June 2018
Remainder of CMA
Northeast
Southeast
North
Central
South
West
Southwest
Remainder of CMA
Inset
Legend
No starts
10 - 91 starts
92 - 173 starts
174 - 255 starts

Saskatoon CMA
Total Number of Starts
January - June 2018
Remainder of CMA
Northeast
Southeast
North
Central
South
West
Southwest
Remainder of CMA
Inset
Legend
No starts
10 - 91 starts
92 - 173 starts
174 - 255 starts

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) Second Quarter 2018								
Saskatoon CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2016	2017	Apr. 2018	May 2018	Jun. 2018	Apr. 2018	May 2018	Jun. 2018
Single-Detached	1,092	1,078	632	643	785	777	736	704
Multiples	817	837	180	1,728	516	638	806	604
Total	1,909	1,915	812	2,371	1,301	1,415	1,543	1,308
	Quarterly SAAR		Actual			YTD		
	2018 Q1	2018 Q2	2017 Q2	2018 Q2	% change	2017 Q2	2018 Q2	% change
Single-Detached	680	712	317	202	-36.3%	507	314	-38.1%
Multiples	400	808	114	202	77.2%	238	302	26.9%
Total	1,080	1,520	431	404	-6.3%	745	616	-17.3%

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Saskatoon CMA Second Quarter 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q2 2018	202	16	15	0	17	0	0	154	404
Q2 2017	317	0	16	0	52	41	0	5	431
% Change	-36.3	n/a	-6.3	n/a	-67.3	-100.0	n/a	**	-6.3
Year-to-date 2018	314	22	18	0	40	38	0	184	616
Year-to-date 2017	507	20	16	0	86	111	0	5	745
% Change	-38.1	10.0	12.5	n/a	-53.5	-65.8	n/a	**	-17.3
UNDER CONSTRUCTION									
Q2 2018	536	28	31	0	113	382	0	350	1,440
Q2 2017	760	38	104	0	142	239	0	0	1,283
% Change	-29.5	-26.3	-70.2	n/a	-20.4	59.8	n/a	n/a	12.2
COMPLETIONS									
Q2 2018	227	24	31	0	49	41	18	61	451
Q2 2017	198	8	8	0	34	133	0	53	434
% Change	14.6	200.0	**	n/a	44.1	-69.2	n/a	15.1	3.9
Year-to-date 2018	481	30	34	0	108	74	18	66	811
Year-to-date 2017	486	28	19	0	72	335	60	184	1,184
% Change	-1.0	7.1	78.9	n/a	50.0	-77.9	-70.0	-64.1	-31.5
COMPLETED & NOT ABSORBED									
Q2 2018	239	35	33	0	167	94	n/a	n/a	568
Q2 2017	204	19	40	0	154	352	n/a	n/a	769
% Change	17.2	84.2	-17.5	n/a	8.4	-73.3	n/a	n/a	-26.1
ABSORBED									
Q2 2018	240	22	12	0	43	78	n/a	n/a	395
Q2 2017	267	24	11	0	55	133	n/a	n/a	490
% Change	-10.1	-8.3	9.1	n/a	-21.8	-41.4	n/a	n/a	-19.4
Year-to-date 2018	448	27	12	0	99	127	n/a	n/a	713
Year-to-date 2017	523	43	23	0	96	162	n/a	n/a	847
% Change	-14.3	-37.2	-47.8	n/a	3.1	-21.6	n/a	n/a	-15.8

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket Second Quarter 2018									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Central									
Q2 2018	6	0	0	0	0	0	0	1	7
Q2 2017	3	0	0	0	0	0	0	0	3
South									
Q2 2018	9	4	0	0	0	0	0	118	131
Q2 2017	32	0	0	0	19	0	0	0	51
Southeast									
Q2 2018	32	0	0	0	0	0	0	7	39
Q2 2017	36	0	12	0	0	41	0	0	89
Northeast									
Q2 2018	30	4	0	0	0	0	0	6	40
Q2 2017	46	0	0	0	11	0	0	5	62
North									
Q2 2018	6	2	0	0	0	0	0	2	10
Q2 2017	6	0	0	0	0	0	0	0	6
Southwest									
Q2 2018	4	0	0	0	0	0	0	2	6
Q2 2017	1	0	0	0	7	0	0	0	8
West									
Q2 2018	3	0	0	0	0	0	0	4	7
Q2 2017	9	0	0	0	0	0	0	0	9
Remainder of the CMA									
Q2 2018	112	6	15	0	17	0	0	14	164
Q2 2017	182	0	4	0	15	0	0	0	201
First Nations									
Q2 2018	0	0	0	0	0	0	0	0	0
Q2 2017	2	0	0	0	0	0	0	0	2
Saskatoon CMA									
Q2 2018	202	16	15	0	17	0	0	154	404
Q2 2017	0	0	0	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket Second Quarter 2018									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Central									
Q2 2018	11	0	0	0	5	130	0	1	147
Q2 2017	7	0	0	0	0	0	0	0	7
South									
Q2 2018	24	2	0	0	0	145	0	303	474
Q2 2017	86	10	69	0	19	109	0	0	293
Southeast									
Q2 2018	64	0	6	0	4	41	0	9	124
Q2 2017	76	4	31	0	0	130	0	0	241
Northeast									
Q2 2018	93	4	3	0	43	0	0	9	152
Q2 2017	120	2	0	0	51	0	0	0	173
North									
Q2 2018	12	4	0	0	0	66	0	2	84
Q2 2017	18	2	0	0	8	0	0	0	28
Southwest									
Q2 2018	15	4	0	0	34	0	0	2	55
Q2 2017	14	6	0	0	20	0	0	0	40
West									
Q2 2018	21	0	0	0	0	0	0	5	26
Q2 2017	29	0	0	0	2	0	0	0	31
Remainder of the CMA									
Q2 2018	294	14	22	0	27	0	0	19	376
Q2 2017	408	14	4	0	42	0	0	0	468
First Nations									
Q2 2018	2	0	0	0	0	0	0	0	2
Q2 2017	2	0	0	0	0	0	0	0	2
Saskatoon CMA									
Q2 2018	536	28	31	0	113	382	0	350	1,440
Q2 2017	760	38	104	0	142	239	0	0	1,283

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Central									
Q2 2018	3	0	0	0	0	0	8	8	19
Q2 2017	2	0	0	0	0	133	0	0	135
South									
Q2 2018	17	20	16	0	6	0	0	3	62
Q2 2017	31	2	8	0	8	0	0	0	49
Southeast									
Q2 2018	21	0	0	0	0	41	0	49	111
Q2 2017	24	0	0	0	2	0	0	0	26
Northeast									
Q2 2018	25	0	0	0	16	0	0	0	41
Q2 2017	26	0	0	0	10	0	0	6	42
North									
Q2 2018	6	0	0	0	0	0	0	0	6
Q2 2017	8	0	0	0	0	0	0	0	8
Southwest									
Q2 2018	7	0	0	0	12	0	10	0	29
Q2 2017	4	4	0	0	4	0	0	0	12
West									
Q2 2018	19	0	0	0	0	0	0	0	19
Q2 2017	3	0	0	0	0	0	0	0	3
Remainder of the CMA									
Q2 2018	129	4	15	0	15	0	0	1	164
Q2 2017	99	2	0	0	10	0	0	47	158
First Nations									
Q2 2018	0	0	0	0	0	0	0	0	0
Q2 2017	1	0	0	0	0	0	0	0	1
Saskatoon CMA									
Q2 2018	227	24	31	0	49	41	18	61	451
Q2 2017	198	8	8	0	34	133	0	53	434

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Central									
Q2 2018	3	0	0	0	0	0	n/a	n/a	3
Q2 2017	0	1	0	0	2	55	n/a	n/a	58
South									
Q2 2018	20	16	11	0	4	14	n/a	n/a	65
Q2 2017	23	4	7	0	11	35	n/a	n/a	80
Southeast									
Q2 2018	23	1	11	0	1	24	n/a	n/a	60
Q2 2017	16	1	3	0	2	139	n/a	n/a	161
Northeast									
Q2 2018	43	4	0	0	112	53	n/a	n/a	212
Q2 2017	49	4	28	0	89	97	n/a	n/a	267
North									
Q2 2018	6	0	0	0	0	0	n/a	n/a	6
Q2 2017	4	1	0	0	0	0	n/a	n/a	5
Southwest									
Q2 2018	3	1	0	0	16	0	n/a	n/a	20
Q2 2017	2	1	0	0	14	0	n/a	n/a	17
West									
Q2 2018	10	0	0	0	14	2	n/a	n/a	26
Q2 2017	10	0	0	0	12	5	n/a	n/a	27
Remainder of the CMA									
Q2 2018	128	13	11	0	20	1	n/a	n/a	173
Q2 2017	97	7	2	0	24	21	n/a	n/a	151
First Nations									
Q2 2018	3	0	0	0	0	0	n/a	n/a	3
Q2 2017	3	0	0	0	0	0	n/a	n/a	3
Saskatoon CMA									
Q2 2018	239	35	33	0	167	94	n/a	n/a	568
Q2 2017	204	19	40	0	154	352	n/a	n/a	769

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket Second Quarter 2018									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Central									
Q2 2018	2	0	0	0	0	0	n/a	n/a	2
Q2 2017	2	2	0	0	1	78	n/a	n/a	83
South									
Q2 2018	19	13	5	0	10	5	n/a	n/a	52
Q2 2017	36	9	4	0	3	4	n/a	n/a	56
Southeast									
Q2 2018	15	1	0	0	1	38	n/a	n/a	55
Q2 2017	35	1	5	0	1	11	n/a	n/a	53
Northeast									
Q2 2018	34	2	0	0	11	16	n/a	n/a	63
Q2 2017	49	5	2	0	30	33	n/a	n/a	119
North									
Q2 2018	7	0	0	0	0	0	n/a	n/a	7
Q2 2017	6	3	0	0	0	0	n/a	n/a	9
Southwest									
Q2 2018	7	1	0	0	7	0	n/a	n/a	15
Q2 2017	9	3	0	0	4	0	n/a	n/a	16
West									
Q2 2018	14	0	0	0	0	0	n/a	n/a	14
Q2 2017	10	0	0	0	7	7	n/a	n/a	24
Remainder of the CMA									
Q2 2018	142	5	7	0	14	19	n/a	n/a	187
Q2 2017	119	1	0	0	9	0	n/a	n/a	129
First Nations									
Q2 2018	0	0	0	0	0	0	n/a	n/a	0
Q2 2017	1	0	0	0	0	0	n/a	n/a	1
Saskatoon CMA									
Q2 2018	240	22	12	0	43	78	n/a	n/a	395
Q2 2017	267	24	11	0	55	133	n/a	n/a	490

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Saskatoon CMA 2008 - 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2017	1,078	42	97	0	173	423	17	85	1,915
% Change	-1.3	-25.0	169.4	n/a	34.1	93.2	-76.4	-72.1	0.3
2016	1,092	56	36	0	129	219	72	305	1,909
% Change	9.2	-33.3	-72.9	n/a	-43.2	-61.0	**	7.4	-16.7
2015	1,000	84	133	0	227	561	4	284	2,293
% Change	-36.5	-40.0	72.7	n/a	-47.5	-41.6	-20.0	-16.5	-35.1
2014	1,576	140	77	0	432	961	5	340	3,531
% Change	-4.9	-31.4	**	-100.0	10.5	99.8	n/a	51.1	18.5
2013	1,657	204	21	1	391	481	0	225	2,980
% Change	-15.9	17.2	-69.1	-98.1	88.9	-52.2	-100.0	-5.5	-20.6
2012	1,971	174	68	54	207	1,007	34	238	3,753
% Change	23.3	70.6	-29.9	**	-38.4	117.5	n/a	-38.7	25.4
2011	1,599	102	97	9	336	463	0	388	2,994
% Change	-2.4	59.4	155.3	n/a	45.5	145.0	n/a	75.6	25.7
2010	1,638	64	38	0	231	189	0	221	2,381
% Change	48.8	52.4	58.3	n/a	59.3	65.8	-100.0	n/a	66.7
2009	1,101	42	24	0	145	114	2	0	1,428
% Change	-14.3	-53.3	n/a	-100.0	-40.1	-83.7	n/a	n/a	-38.4
2008	1,285	90	0	3	242	699	0	0	2,319

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
Second Quarter 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	% Change
Central	6	3	0	0	0	0	1	0	7	3	133.3
South	9	32	4	10	0	9	118	0	131	51	156.9
Southeast	32	36	0	0	0	12	7	41	39	89	-56.2
Northeast	30	46	4	0	0	11	6	5	40	62	-35.5
North	6	6	2	0	0	0	2	0	10	6	66.7
Southwest	4	1	0	0	0	7	2	0	6	8	-25.0
West	3	9	0	0	0	0	4	0	7	9	-22.2
Remainder of the CMA	112	182	6	6	32	13	14	0	164	201	-18.4
First Nations	0	2	0	0	0	0	0	0	0	2	-100.0
Saskatoon CMA	202	317	16	16	32	52	154	46	404	431	-6.3

Table 2.1: Starts by Submarket and by Dwelling Type
January - June 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Central	7	3	0	0	0	0	9	0	16	3	**
South	15	66	4	14	0	9	158	70	177	159	11.3
Southeast	35	46	4	0	0	12	11	41	50	99	-49.5
Northeast	43	68	6	0	0	22	10	5	59	95	-37.9
North	6	11	2	0	0	0	2	0	10	11	-9.1
Southwest	10	1	2	2	17	7	2	0	31	10	**
West	10	13	0	0	0	0	8	0	18	13	38.5
Remainder of the CMA	188	296	10	26	35	30	22	0	255	352	-27.6
First Nations	0	3	0	0	0	0	0	0	0	3	-100.0
Saskatoon CMA	314	507	28	42	52	80	222	116	616	745	-17.3

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Second Quarter 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017
Central	0	0	0	0	0	0	1	0
South	0	9	0	0	0	0	118	0
Southeast	0	12	0	0	0	41	7	0
Northeast	0	11	0	0	0	0	6	5
North	0	0	0	0	0	0	2	0
Southwest	0	7	0	0	0	0	2	0
West	0	0	0	0	0	0	4	0
Remainder of the CMA	32	13	0	0	0	0	14	0
First Nations	0	0	0	0	0	0	0	0
Saskatoon CMA	32	52	0	0	0	41	154	5

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - June 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Central	0	0	0	0	0	0	9	0
South	0	9	0	0	38	70	120	0
Southeast	0	12	0	0	0	41	11	0
Northeast	0	22	0	0	0	0	10	5
North	0	0	0	0	0	0	2	0
Southwest	17	7	0	0	0	0	2	0
West	0	0	0	0	0	0	8	0
Remainder of the CMA	35	30	0	0	0	0	22	0
First Nations	0	0	0	0	0	0	0	0
Saskatoon CMA	52	80	0	0	38	111	184	5

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market Second Quarter 2018								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017
Central	6	3	0	0	1	0	7	3
South	13	32	0	19	118	0	131	51
Southeast	32	48	0	41	7	0	39	89
Northeast	34	46	0	11	6	5	40	62
North	8	6	0	0	2	0	10	6
Southwest	4	1	0	7	2	0	6	8
West	3	9	0	0	4	0	7	9
Remainder of the CMA	133	186	17	15	14	0	164	201
First Nations	0	2	0	0	0	0	0	2
Saskatoon CMA	233	333	17	93	154	5	404	431

Table 2.5: Starts by Submarket and by Intended Market January - June 2018								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Central	7	3	0	0	9	0	16	3
South	19	70	38	89	120	0	177	159
Southeast	35	58	4	41	11	0	50	99
Northeast	47	68	2	22	10	5	59	95
North	8	11	0	0	2	0	10	11
Southwest	12	3	17	7	2	0	31	10
West	10	13	0	0	8	0	18	13
Remainder of the CMA	216	314	17	38	22	0	255	352
First Nations	0	3	0	0	0	0	0	3
Saskatoon CMA	354	543	78	197	184	5	616	745

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Second Quarter 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	% Change
Central	3	2	0	0	8	0	8	133	19	135	-85.9
South	17	31	20	2	22	16	3	0	62	49	26.5
Southeast	21	24	0	2	0	0	90	0	111	26	**
Northeast	25	26	0	0	16	10	0	6	41	42	-2.4
North	6	8	0	0	0	0	0	0	6	8	-25.0
Southwest	7	4	2	8	20	0	0	0	29	12	141.7
West	19	3	0	0	0	0	0	0	19	3	**
Remainder of the CMA	129	99	10	2	24	10	1	47	164	158	3.8
First Nations	0	1	0	0	0	0	0	0	0	1	-100.0
Saskatoon CMA	227	198	32	14	90	36	102	186	451	434	3.9

Table 3.1: Completions by Submarket and by Dwelling Type
January - June 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Central	8	2	0	2	8	0	8	133	24	137	-82.5
South	52	77	24	8	33	99	36	0	145	184	-21.2
Southeast	45	56	0	4	3	6	90	227	138	293	-52.9
Northeast	73	74	2	2	53	15	1	96	129	187	-31.0
North	14	14	0	4	0	0	0	0	14	18	-22.2
Southwest	10	12	2	8	20	4	0	0	32	24	33.3
West	27	15	0	0	0	0	0	0	27	15	80.0
Remainder of the CMA	252	235	16	10	29	17	5	63	302	325	-7.1
First Nations	0	1	0	0	0	0	0	0	0	1	-100.0
Saskatoon CMA	481	486	44	38	146	141	140	519	811	1,184	-31.5

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Second Quarter 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017
Central	0	0	8	0	0	133	8	0
South	22	16	0	0	0	0	3	0
Southeast	0	0	0	0	41	0	49	0
Northeast	16	10	0	0	0	0	0	6
North	0	0	0	0	0	0	0	0
Southwest	10	0	10	0	0	0	0	0
West	0	0	0	0	0	0	0	0
Remainder of the CMA	24	10	0	0	0	0	1	47
First Nations	0	0	0	0	0	0	0	0
Saskatoon CMA	72	36	18	0	41	133	61	53

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - June 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Central	0	0	8	0	0	133	8	0
South	33	39	0	60	33	0	3	0
Southeast	3	6	0	0	41	112	49	115
Northeast	53	15	0	0	0	90	1	6
North	0	0	0	0	0	0	0	0
Southwest	10	4	10	0	0	0	0	0
West	0	0	0	0	0	0	0	0
Remainder of the CMA	29	17	0	0	0	0	5	63
First Nations	0	0	0	0	0	0	0	0
Saskatoon CMA	128	81	18	60	74	335	66	184

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market Second Quarter 2018								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017
Central	3	2	0	133	16	0	19	135
South	53	41	6	8	3	0	62	49
Southeast	21	24	41	2	49	0	111	26
Northeast	25	26	16	10	0	6	41	42
North	6	8	0	0	0	0	6	8
Southwest	7	8	12	4	10	0	29	12
West	19	3	0	0	0	0	19	3
Remainder of the CMA	148	101	15	10	1	47	164	158
First Nations	0	1	0	0	0	0	0	1
Saskatoon CMA	282	214	90	167	79	53	451	434

Table 3.5: Completions by Submarket and by Intended Market January - June 2018								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Central	8	4	0	133	16	0	24	137
South	92	98	50	26	3	60	145	184
Southeast	48	62	41	116	49	115	138	293
Northeast	75	76	53	105	1	6	129	187
North	14	18	0	0	0	0	14	18
Southwest	10	16	12	8	10	0	32	24
West	27	15	0	0	0	0	27	15
Remainder of the CMA	271	243	26	19	5	63	302	325
First Nations	0	1	0	0	0	0	0	1
Saskatoon CMA	545	533	182	407	84	244	811	1,184

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Second Quarter 2018

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Central													
Q2 2018	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	-	-
Q2 2017	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	-	-
Year-to-date 2018	0	0.0	2	40.0	1	20.0	0	0.0	2	40.0	5	-	-
Year-to-date 2017	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	-	-
South													
Q2 2018	0	0.0	4	22.2	7	38.9	6	33.3	1	5.6	18	-	-
Q2 2017	3	8.6	7	20.0	5	14.3	10	28.6	10	28.6	35	-	732,500
Year-to-date 2018	6	14.3	6	14.3	14	33.3	11	26.2	5	11.9	42	-	446,882
Year-to-date 2017	6	7.8	22	28.6	19	24.7	15	19.5	15	19.5	77	-	732,500
Southeast													
Q2 2018	1	6.7	0	0.0	6	40.0	4	26.7	4	26.7	15	-	440,387
Q2 2017	3	8.6	4	11.4	7	20.0	5	14.3	16	45.7	35	490,000	512,118
Year-to-date 2018	4	10.3	1	2.6	11	28.2	11	28.2	12	30.8	39	470,000	467,520
Year-to-date 2017	7	10.1	8	11.6	13	18.8	11	15.9	30	43.5	69	485,000	503,812
Northeast													
Q2 2018	1	2.9	6	17.6	11	32.4	2	5.9	14	41.2	34	-	530,889
Q2 2017	3	6.1	7	14.3	10	20.4	11	22.4	18	36.7	49	-	514,710
Year-to-date 2018	5	7.2	9	13.0	24	34.8	8	11.6	23	33.3	69	-	530,889
Year-to-date 2017	11	12.4	10	11.2	17	19.1	17	19.1	34	38.2	89	-	574,811
North													
Q2 2018	2	28.6	0	0.0	3	42.9	2	28.6	0	0.0	7	-	-
Q2 2017	0	0.0	4	66.7	0	0.0	1	16.7	1	16.7	6	-	-
Year-to-date 2018	5	35.7	0	0.0	5	35.7	2	14.3	2	14.3	14	-	-
Year-to-date 2017	0	0.0	7	70.0	0	0.0	1	10.0	2	20.0	10	-	-
Southwest													
Q2 2018	2	28.6	4	57.1	1	14.3	0	0.0	0	0.0	7	-	-
Q2 2017	5	55.6	4	44.4	0	0.0	0	0.0	0	0.0	9	-	-
Year-to-date 2018	5	50.0	4	40.0	1	10.0	0	0.0	0	0.0	10	-	-
Year-to-date 2017	6	42.9	7	50.0	0	0.0	1	7.1	0	0.0	14	-	-
West													
Q2 2018	14	100.0	0	0.0	0	0.0	0	0.0	0	0.0	14	265,000	265,494
Q2 2017	4	40.0	2	20.0	3	30.0	1	10.0	0	0.0	10	-	-
Year-to-date 2018	17	77.3	3	13.6	1	4.5	1	4.5	0	0.0	22	265,000	265,494
Year-to-date 2017	7	38.9	6	33.3	3	16.7	1	5.6	1	5.6	18	-	-
Remainder of the CMA													
Q2 2018	36	25.9	44	31.7	19	13.7	10	7.2	30	21.6	139	390,000	432,345
Q2 2017	33	27.7	44	37.0	15	12.6	14	11.8	13	10.9	119	377,500	401,124
Year-to-date 2018	75	30.9	84	34.6	30	12.3	16	6.6	38	15.6	243	390,000	417,810
Year-to-date 2017	61	25.4	90	37.5	36	15.0	22	9.2	31	12.9	240	390,000	398,732
First Nations													
Q2 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q2 2017	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Saskatoon CMA													
Q2 2018	56	23.7	59	25.0	48	20.3	24	10.2	49	20.8	236	400,000	436,041
Q2 2017	52	19.5	73	27.4	41	15.4	42	15.8	58	21.8	266	410,000	458,121
Year-to-date 2018	117	26.4	109	24.5	87	19.6	49	11.0	82	18.5	444	400,000	424,960
Year-to-date 2017	99	19.0	151	29.0	89	17.1	68	13.1	113	21.7	520	405,000	453,654

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units Second Quarter 2018						
Submarket	Q2 2018	Q2 2017	% Change	YTD 2018	YTD 2017	% Change
Central	-	-	n/a	-	-	n/a
South	-	732,500	n/a	446,882	732,500	-39.0
Southeast	440,387	512,118	-14.0	467,520	503,812	-7.2
Northeast	530,889	514,710	3.1	530,889	574,811	-7.6
North	-	-	n/a	-	-	n/a
Southwest	-	-	n/a	-	-	n/a
West	265,494	-	n/a	265,494	-	n/a
Remainder of the CMA	432,345	401,124	7.8	417,810	398,732	4.8
First Nations	-	-	n/a	-	-	n/a
Saskatoon CMA	436,041	458,121	-4.8	424,960	453,654	-6.3

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Saskatoon

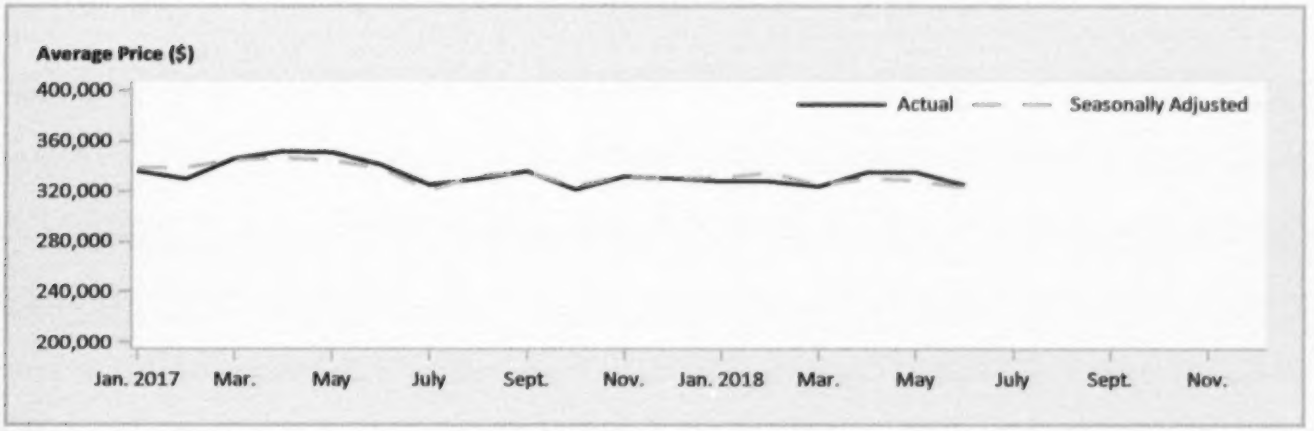


Figure 5.2: MLS® Residential Sales for Saskatoon

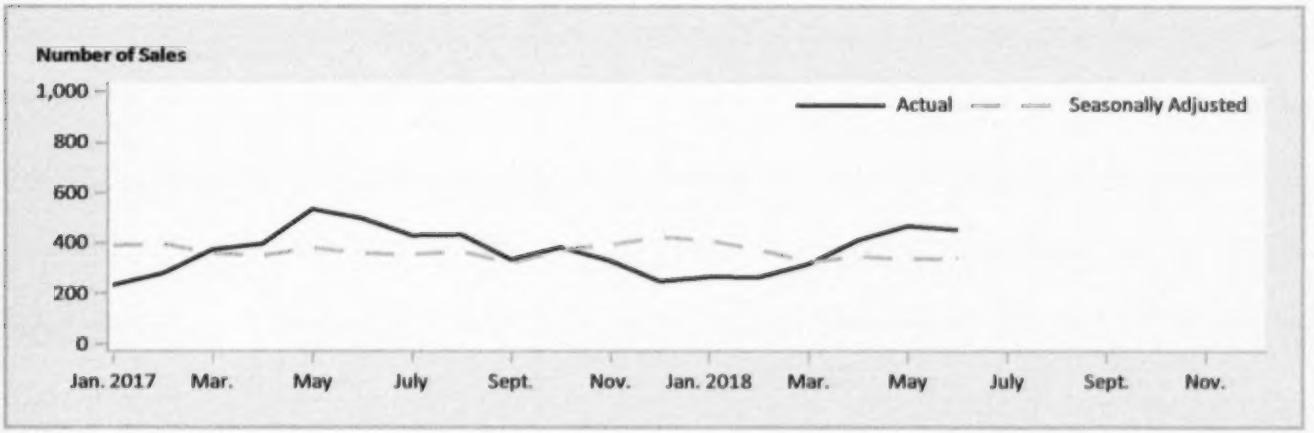
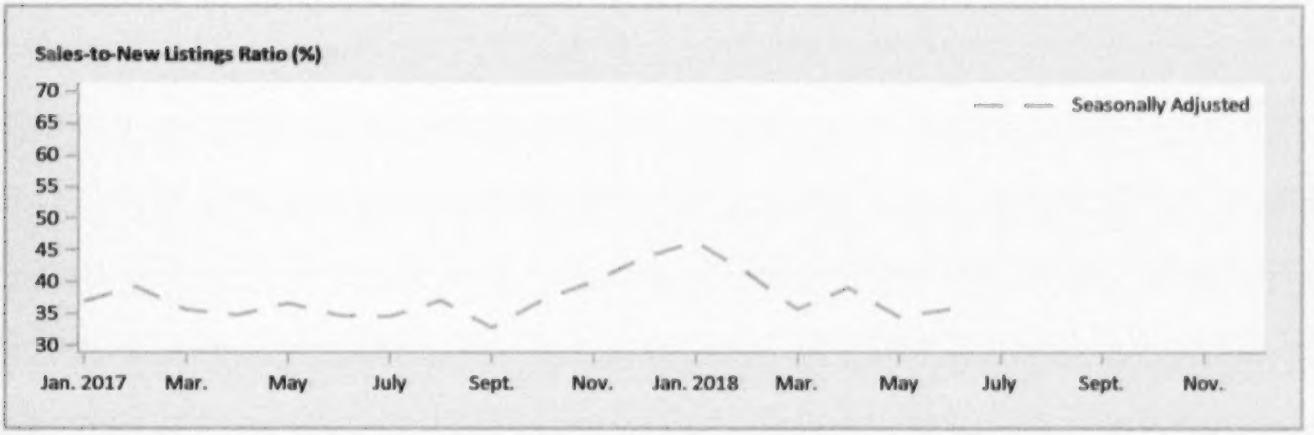


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Saskatoon



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Source: CREA / Haver Analytics

Table 6: Economic Indicators
Second Quarter 2018

		Interest Rates			NHPI, Total, Saskatoon CMA 2016.12 =100	CPI, 2002 =100	Saskatoon Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2017	January	561	3.14	4.64	99.9	133.6	170.2	7.4	70.8	1,017
	February	561	3.14	4.64	99.9	133.5	169.9	7.2	70.3	1,022
	March	561	3.14	4.64	99.9	133.5	169.5	7.6	70.3	1,009
	April	561	3.14	4.64	99.9	134.8	169.1	7.7	70.1	1,009
	May	561	3.14	4.64	99.6	134.4	169.4	8.3	70.5	1,000
	June	561	3.14	4.64	99.1	134.5	169.9	8.4	70.6	991
	July	573	3.14	4.84	99.1	134.4	170.9	8.4	70.9	985
	August	573	3.14	4.84	99.1	135.4	171.5	8.2	70.8	988
	September	575	3.09	4.89	98.9	135.4	172.1	7.9	70.7	1,003
	October	581	3.24	4.99	98.9	136.1	172.2	7.7	70.4	1,013
	November	581	3.24	4.99	98.4	137.3	171.0	7.7	69.8	1,021
	December	581	3.24	4.99	98.4	136.5	170.1	7.7	69.4	1,005
2018	January	590	3.34	5.14	98.4	137.1	170	7.4	68.8	1,002
	February	590	3.34	5.14	97.9	137.4	170.8	6.9	68.8	1,001
	March	590	3.34	5.14	97.9	137.5	171.9	6.5	68.8	1,004
	April	590	3.34	5.14	98.4	138.1	172.5	6.7	69.0	1,005
	May	601	3.49	5.34	98.2	138.5	173.0	6.8	69.2	1,007
	June	601	3.49	5.34		138.0	174.2	7.0	69.6	1,014
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology
The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology
The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a population centre (known as the core). A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the core based on adjusted data from the previous Census of Population Program. A CA must have a core population of at least 10,000 also based on data from the previous Census of Population Program. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the core, as measured by commuting flows derived from data on place of work from the previous Census Program.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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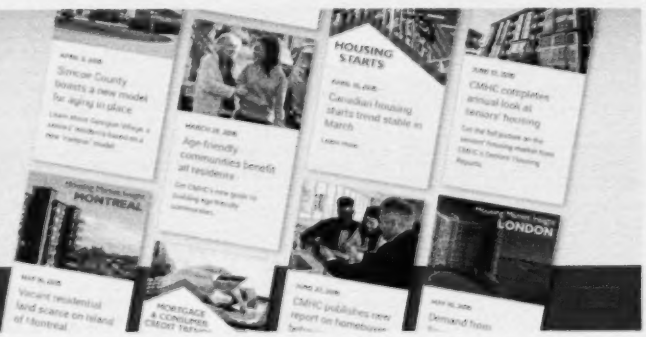

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